

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

June 19, 2017

Nina Ruiz
El Paso County Planning and Comm. Dev.
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Location:
NW NE NE Section 8,
T14S, R65W, 6th P.M.
38.8527, -104.6859

Subject: Hallgren Vacation Replat (Padmark Business Park)
File number VR-17-005; El Paso County, CO; CGS Unique No. EP-17-0054

Dear Ms. Ruiz:

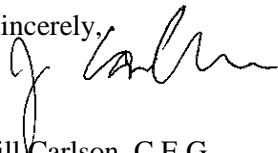
Colorado Geological Survey has reviewed the Hallgren Vacation Replat referral. I understand the applicant proposes to subdivide Lot 44, Claremont Business Park Filing 2, creating three lots on 3.85 acres located on the west side of Meadowbrook Parkway, about 1000 feet west of the intersection of Marksheffel Rd. and Highway 24. The available referral documents include a Letter of Intent (Hammers Construction, Inc., undated), a set of two final plat sheets (Compass Surveying & Mapping, LLC, May 18, 2017), a Final Drainage Report for Padmark Business Park Filing No. 1 (M&S Civil Consultants, May 2017), a Geotechnical Engineering Update Letter (Terracon, January 20, 2017) confirming the findings and recommendations in Terracon's Geotechnical Engineering Report (May 30, 2006).

The site does not contain steep slopes and is not undermined. East Fork Sand Creek is located along the northwestern property boundary. The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed commercial uses and increase in density. **CGS therefore has no objection to approval of the replat as proposed.**

Terracon's report contains a valid description of surface and subsurface conditions, and soil engineering properties, and makes appropriate recommendations regarding subgrade preparation, including removal and recompaction of any loose soils, foundations, and floor slabs. It should be noted that Terracon's geotechnical report was prepared for the overall approximately 30-acre Claremont Business Park Filing No. 2 property, but none of Terracon's borings are located within the subject 3.85-acre property.

CGS agrees with Terracon's recommendation (1/20/2017) for review of "soils subgrade conditions for foundations, slabs, and pavements at the time of construction."

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist